

# SHERLOCK ROOFING SILICONE ROOF LIMITED WARRANTY



**Warranty No:** SAMPLE  
**Warranty Commencement Date:** SAMPLE  
**Warranty Period:** 20 Year

**Building Address:** SAMPLE  
**Building Owner:** SAMPLE  
**Material Type:** Silicone

Sherlock Roofing, LLC warrants to the Building Owner ("Owner") named above that Sherlock Roofing will, subject to the Terms, Conditions, and Limitations set forth herein, provide labor and material during the Warranty Period to repair any leak through the silicone coating, silicone primers and base coats, and other silicone accessories provided for the project named above caused by:

(1) deterioration due to normal exposure to weather, (2) manufacturing defects, or (3) workmanship in the application of the Coating.

## TERMS, CONDITIONS, AND LIMITATIONS

**Notice.** In the event that a leak occurs in the Coating, Owner must give notice to Sherlock Roofing in writing or by telephone within thirty (30) days of the occurrence of the leak. By so notifying Sherlock Roofing, Owner authorizes Sherlock Roofing to investigate the cause of the leak at its option. Sherlock Roofing will have no obligation to repair any leak under this Limited Warranty if Owner fails to give proper notice to Sherlock Roofing as set forth herein.

**Investigation.** Should the investigation reveal that the leak is not through the Coating or is otherwise excluded by the Terms, Conditions, and Limitations set forth herein, Owner shall be responsible for payment of the investigation costs and shall repair the unwarranted leak at Owner's expense within a reasonable time but no more than sixty (60) days from the date of the investigation. Failure by Owner to pay for these costs or to have unwarranted leaks repaired shall render this Limited Warranty null and void.

**No Dollar Limit (NDL) On Leak Repairs.** Owner's sole and exclusive remedy and Sherlock Roofing's total liability shall be limited to the repair of warranted leaks. There is no dollar limit placed on the cost to repair a warranted leak.

**Leaks Not Covered & External Damage.** Sherlock Roofing will have no obligation to repair: (1) any leak not through the Coating; (2) any leak or damage caused by an installation, modification, or repair of the Coating not in accordance with technical specifications or not made by a Sherlock Roofing applicator; (3) any leak or damage caused by or traced to failure of the roofing substrate, including, but not limited to: attachment of the roofing substrate to building structural components, movement, deterioration, or failure of structural decking, remedial repairs to prepare the roofing substrate to receive the Coating, latent moisture, or deterioration of existing roofing panels, membranes, underlayments, insulation, fasteners, asphalt, adhesives, or existing coating(s); (4) any leak or damage caused by traffic or storage of materials or equipment on the Coating not specifically accepted in writing by Sherlock Roofing; or, (5) any leak or damage caused by the breach, rupture, or failure of any building envelope component.

**Discoloration.** Sherlock Roofing shall not be liable for fading, dirt accumulation, or discoloration of the Coating, or for aesthetic imperfections due to installation that do not impair the Coating's ability to resist leaks.

**Transfer.** This Limited Warranty shall be transferable and assignable. Owner must notify Sherlock Roofing in writing within sixty (60) days after the transfer of building ownership. Failure by Owner to properly notify Sherlock Roofing shall render this Limited Warranty null and void.

**Alteration.** Owner shall notify Sherlock Roofing in writing upon making any alterations to the Coating, or installing any structures, fixtures, or utilities on or through the Coating after installation, including, but not limited to: Photovoltaic (PV) Arrays, Garden Roofs, Decks, Patios, and areas intended for public access. Failure to obtain Sherlock Roofing's approval for an alteration to the Coating, or failure to provide required documentation, shall render this Limited Warranty null and void.

**SHERLOCK ROOFING, LLC**

Authorized  
Signature: \_\_\_\_\_

Sherlock Roofing LLC  
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1-800-640-9004 - [sherlockroofing.com](http://sherlockroofing.com)